



**Town of Arlington, Massachusetts**  
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## **Redevelopment Board Minutes 07/19/2004**

Arlington Redevelopment Board  
Minutes of July 19, 2004

Members Present: Ed Tsoi  
Nora Mann  
Barry Faulkner  
Lynne Lowenstein

Also Present: Kevin O'Brien, Secretary ex officio  
Joey Glushko, Planner, and Laura Wiener, Housing Director

Ed Tsoi called the meeting to order at 7:08. He tabled the hearing on Citizens Bank in order to allow more time for a bank representative to show up.

The Board discussed the Application of Greater Boston Motorsports. Laura Wiener reported that Mark Pasillo of Churchill Management, representing the building owner, could not attend. The Board considered several actions in regard to the application and settled on a motion by Nora Mann, seconded by Barry Faulkner, to send a letter to the Building Inspector asking him to enforce the parking on site (i.e. make sure it is not used for display and is available for parking), to allow nothing but the hair salon on the second floor of the building, and to require the applicant to show how parking complies with the bylaw, and to continue the hearing to 7:00 PM, July 26, 2004. The Board voted 4-0 in favor. Staff was instructed to send a certified letter to Pasillo, the owner, Ralph Cerundolo, and the owners of the hair salon.

At 7:35 Ed Tsoi recognized Jake Upton of E.A. Fish Associates for an update on the Symmes project. Along with Jane Howard, Tim Crowley, Tony DiSciullo, Mike Foley and Patrick McMahon, he reported on progress in reviewing the zoning proposal, presented a draft conservation easement, reported on the inflow and infiltration study done on the Grove Street sewer, presented a draft schedule through closing, and asked Jane Howard to present preliminary findings on her traffic study. Tim Crowley and Tony DiSciullo presented their progress on marketing the medical office building, reporting that they had gotten favorable response to creating an office condominium.

The Board voted 4-0 in favor of a motion by Nora Mann seconded by Barry Faulkner to continue the Citizens Bank hearing to 7:00 on July 26, 2004.

Ed Tsoi Moved that the Board enter into Executive Session to discuss the negotiation regarding the sale of Symmes property which discussion if held in open session would have detrimental effect on the value of the Town owned land. Barry Faulkner seconded the motion and Kevin O'Brien called the roll. Lynne Lowenstein – yes, Ed Tsoi – yes, Nora Man – yes, Barry Faulkner – yes.

After leaving executive session, the meeting was adjourned at 10:45PM.

Respectfully submitted, Kevin O'Brien

Arlington Redevelopment Board  
July 19, 2004

### **EXECUTIVE SESSION**

Members Present: Ed Tsoi  
Barry Faulkner  
Lynne Lowenstein  
Nora Mann

Also Present: Kevin O'Brien, Secretary ex officio

Ed Tsoi moved that the Board enter into Executive Session to discuss the negotiation regarding the sale of Symmes property, which discussion if held in open session would have detrimental effect on the value of the Town owned land. Barry Faulkner seconded

the motion and Kevin O'Brien called the roll. Lynne Lowenstein – yes, Ed Tsoi – yes, Nora Man – yes, Barry Faulkner – yes.

The Board and staff were joined in Executive Session by John Maher, Town Counsel, Charlie Foskett, Brian Rehrig and Elizabeth Carr Jones, all of the Symmes Advisory Committee; Jake Upton, Patrick McMahon, Tony DiSciullo, and Tim Crowley.

Jake Upton reported that they had a meeting with Lahey Clinic the following Thursday at which Lahey indicated that it wanted to talk about staying at the Symmes site. John Maher asked what Jake Upton wanted the Town to do regarding its summary process with Lahey Clinic. Jake Upton indicated that it should proceed as scheduled.

Jake Upton then reported on items he felt were problematic in the latest version of the terms of the negotiation with the Board. Specifically, he indicated problems with the \$1M penalty, the 20% limit on profits, the Board's wish to share in profits up to \$5M instead of \$2.9M, that he wanted 48 months instead of 36 months to try to build the medical office building, and that they needed 60 days after receiving their special permit before closing on the property.

The Board thanked the members of Symmes Redevelopment Associates and asked that they leave the meeting so the Board could continue discussion among itself. The Board discussed the wisdom of hiring a financial consultant to join the negotiations and decided against it. Lynne Lowenstein moved that the Board lower the penalty to \$500,000, lower the profit point to 20% and give the developers only 3 years to build the MOB. Nora Mann seconded the motion but it was not voted on.

Nora Mann moved that the Board leave Executive Session and Lynne Lowenstein seconded it. Kevin O'Brien called the roll. Lynne Lowenstein – yes, Ed Tsoi – yes, Nora Man – yes, Barry Faulkner – yes.

Respectfully submitted,  
Kevin O'Brien